



FOR LEASE | Up to 30,073 s.f. available

PERIMETER PARK WEST PHASE II

128,226 S.F. CLASS A BUSINESS PARK
LOCATED IN CLERMONT, FL

LEASING CONTACTS:

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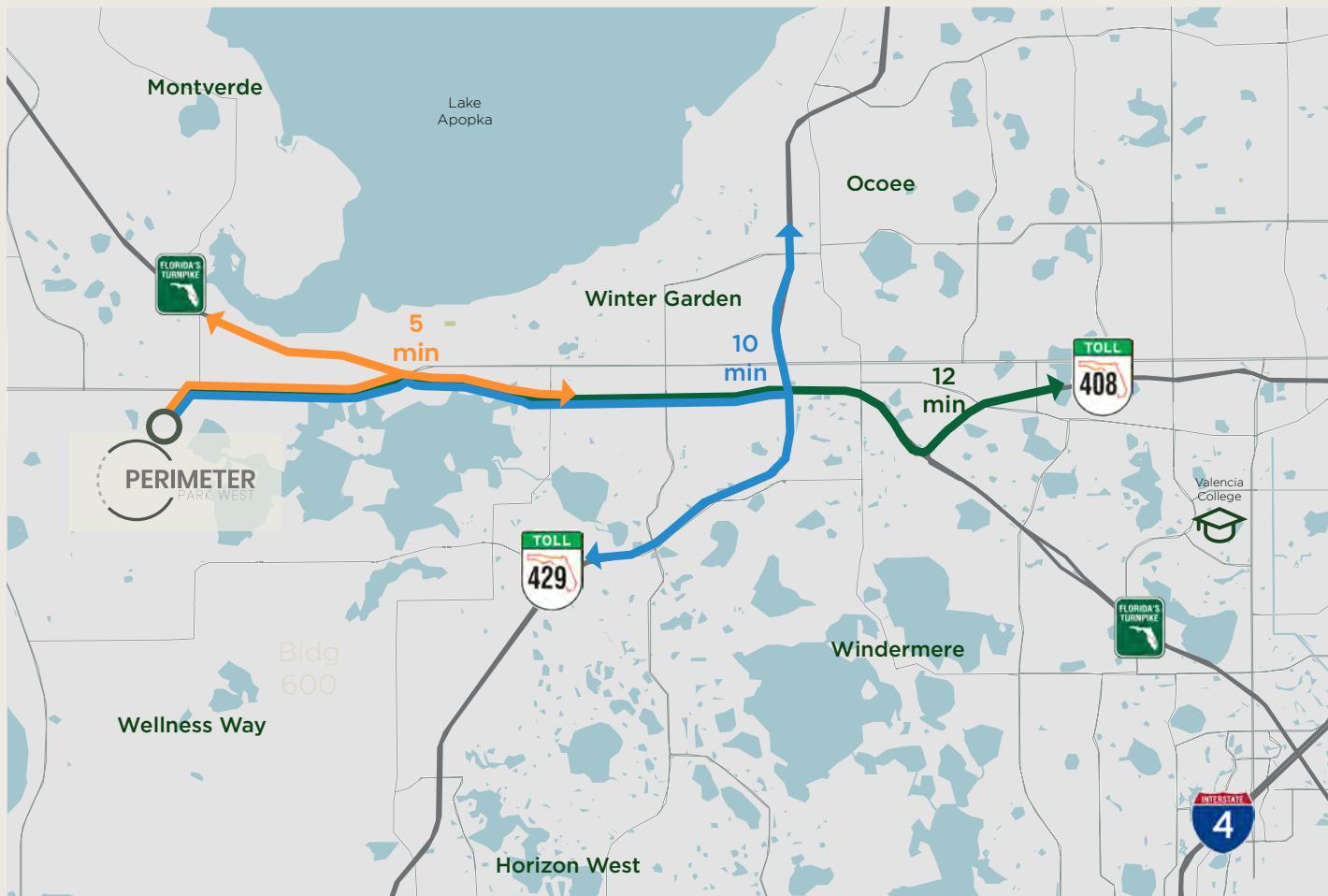
OWNER CONTACT:

Maggie Manusama
Senior Asset Manager
T +1 678 956 7155
mmanusama@highstreetlp.com



OVERALL PARK SPECIFICATIONS

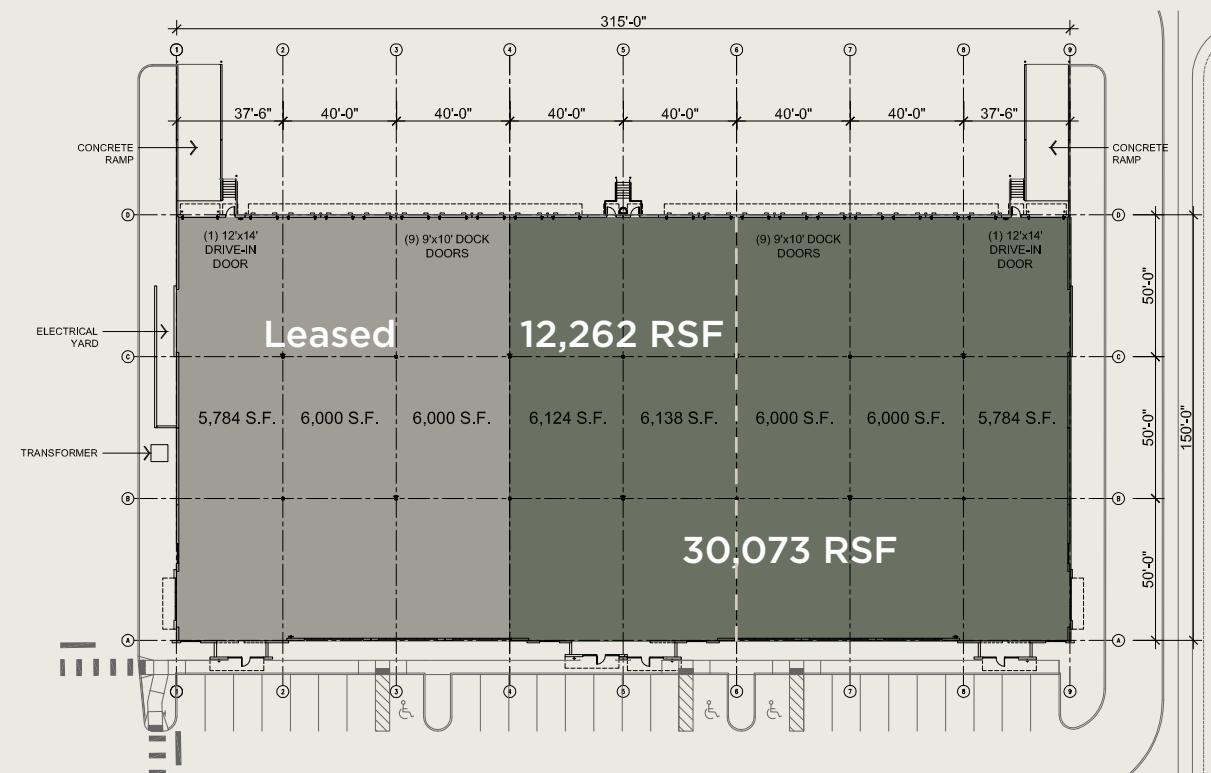
- 128,226 s.f. total
 - Building 100 - 47,883 s.f.
 - Building 200 - 40,104 s.f.
 - Building 300 - 40,239 s.f.
- 30,073 s.f. available**
 - Dock-high and grade level buildings
 - Rear and front load configuration
 - 20' – 30' clear heights
 - ESFR sprinklers
- Tilt wall construction
- Five minutes to Florida's Turnpike
- 3+ million people within 60 minutes
- 1.42/1,000 s.f. avg parking ratio
- Zoned MP, Lake County
- Within minutes of numerous car dealerships, Lake Sumter State College, Rooms-To-Go, Home Depot, Wal-Mart Supercenter, and Clermont Landing, which includes JC Penney, Michaels, Ross, and retailers and restaurants



BUILDING SPECS

BUILDING 100 2159 RAY GOODGAME PKWY

Bldg size	47,883 s.f.
Available	12,262 - 30,073 s.f.
Office	1,454 s.f.
Clear height	30'
Dock doors	11 - 9' x 10'
Ramps	1 - 12' x 10'
Loading	Rear
Building depth	150'
Column spacing	40' x 50'
Parking spaces	70
Parking ratio	1.46/1,000 s.f.
Truck court	118'-128'
Available	30 days
Lease rate	\$13.50/s.f. NNN



DRIVE TIMES AND ACCESS

... major cities

- 1 hour, 30 minutes to Tampa
- 2 hours, 30 minutes to Jacksonville
- 3 hours, 45 minutes to Miami
- 6 hours to Atlanta, GA

... major amenities

- 30 minutes to Orlando Int'l Airport
- 27 minutes to Universal
- 24 minutes to Disney
- 31 minutes to Orange County Convention Center
- 27 minutes to Downtown Orlando

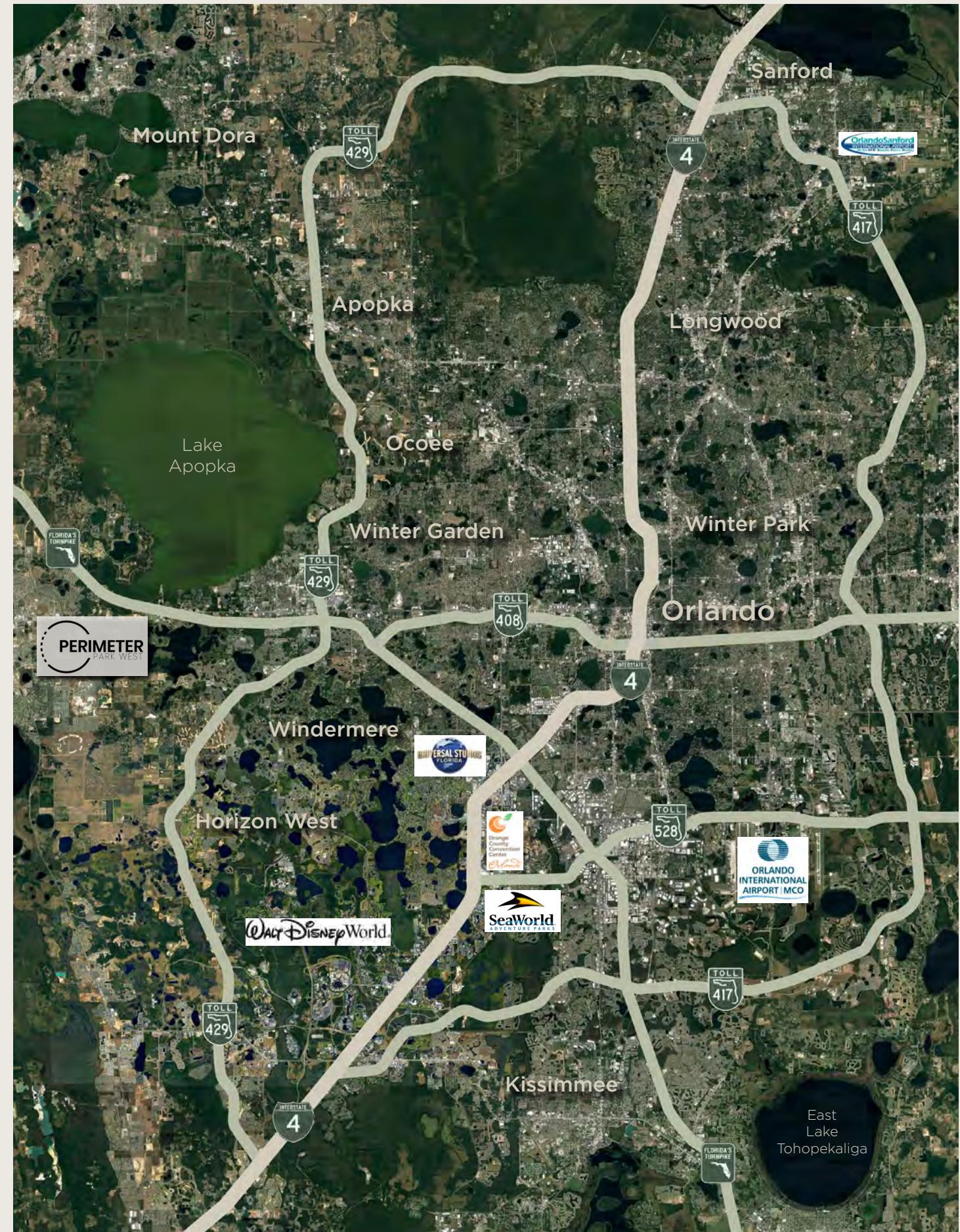
... major arteries

- 5 minutes to Florida's Turnpike
- 20 minutes to I-4
- 10 minutes to State Road 429
- 12 minutes to State Road 408
- 40 minutes to I-75

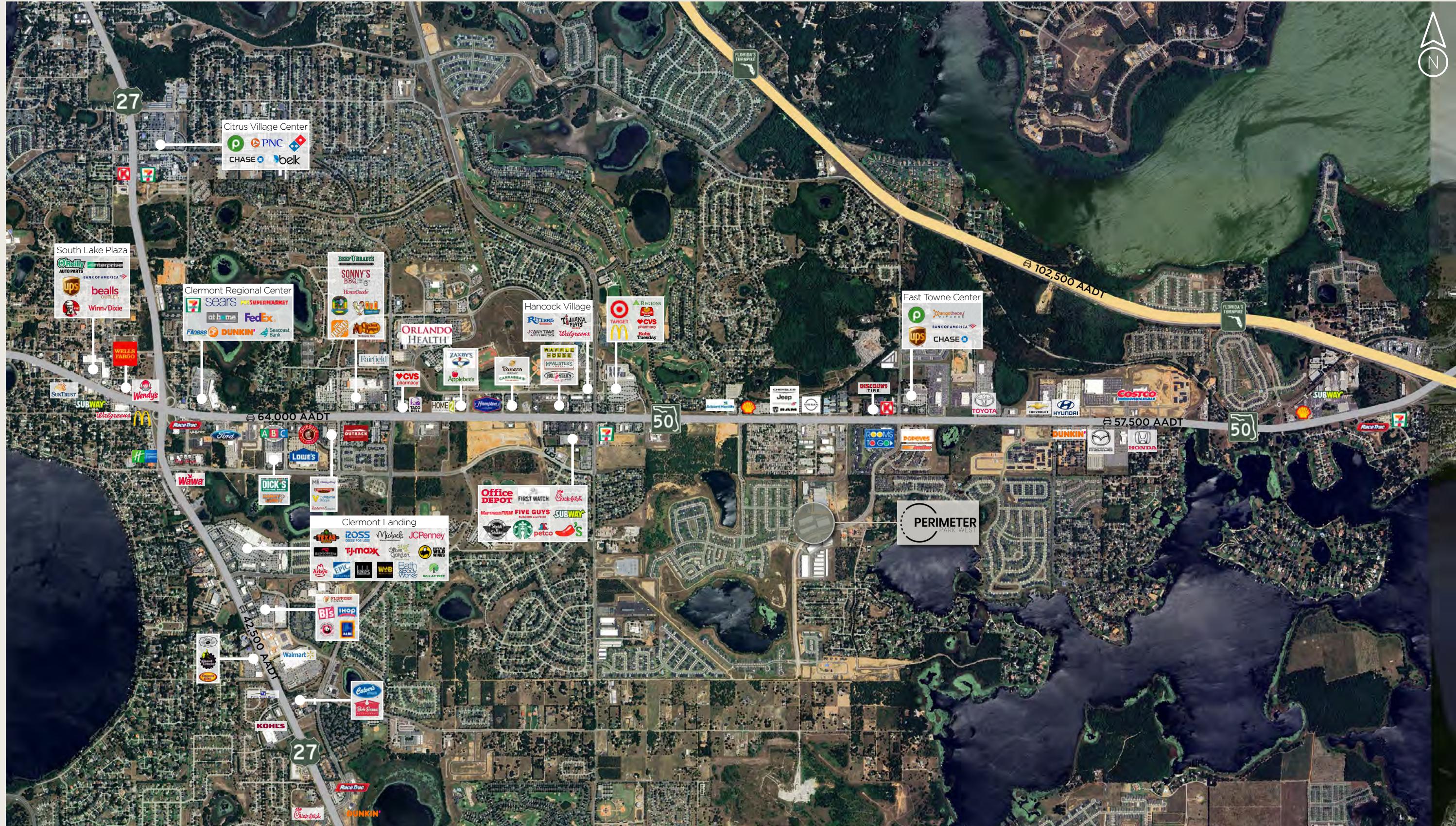
Less than
20 minutes
away from
major arteries.

DEMOGRAPHICS

	30 min	60 min	120 min
Population	976,414	3,611,704	9,940,755
Households	361,439	1,369,028	3,994,221
Average Household income	\$112,802	\$107,492	\$103,827
Businesses	48,754	135,330	371,159
Employees	536,671	1,421,193	3,792,769



AREA AMENITIES





Leasing Company

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